

PLNPCM2023-00385



1300 SOUTH ZONING MAP AMENDMENT

CITY COUNCIL BRIEFING // January 16, 2024

REQUEST

**Zoning Map Amendment at 2260, 2270, and 2290 E. 1300 South
R-1-7,000 (Single-Family) to CB (Community Business)**



SITE CONTEXT



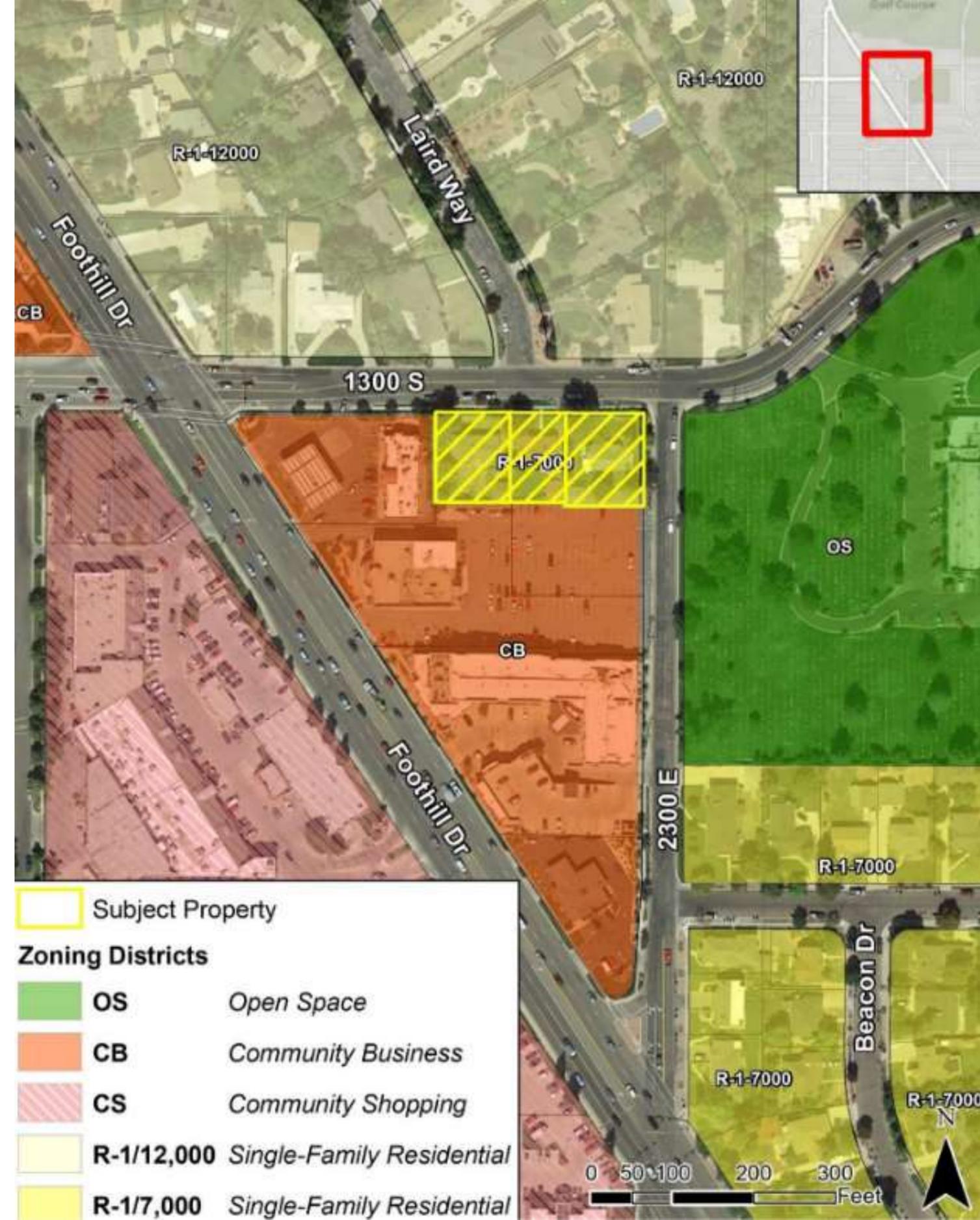
2260 E. 1300 South



2270 E. 1300 South



2290 E. 1300 South





Property North of 2260 East



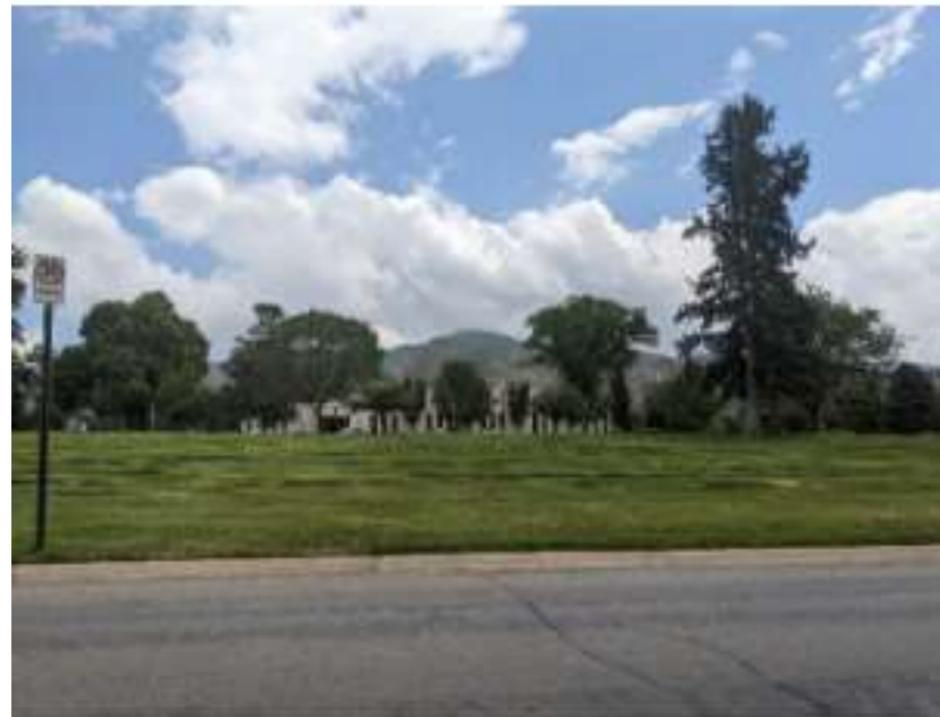
Property North of 2270 East



Commercial Development to Rear of Properties (South)



Property North of 2290 East



Cemetery to East



Adjacent Commercial Development on Foothill Drive

WHAT WOULD CHANGE WITH CB ZONE?

Permitted Uses

- Mixed-use
- Medium density residential
- Community-scale commercial

Lot and Bulk

- 30' max height vs. current 28'
- 0' front or side setbacks vs. current 20' and 10'

Review Process

- Buildings over 7,500 square feet subject to Design Review

IMPLEMENTATION OF MASTER PLAN OBJECTIVES

Plan Salt Lake

Supports initiatives in:

- Neighborhoods
- Growth
- Housing

East Bench Master Plan

Supports initiatives to:

- Provide a diverse mix of housing choices for all life stages
- Target Foothill Drive for mixed-use and medium density residential
- Create people-oriented development at a community level, compatible with adjacent neighborhoods



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